

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Interim Director



*Mayor Timothy M. Keller*

September 29, 2021

Paul M. Cragun, PE  
Cumulus Design  
2080 N. Highway 360 # 240  
Grand Prairie, TX 750

**Re: Chase Bank – Indian School Rd.  
6670 Indian School Rd NE  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 7-12-21 (J18D001C)  
Certification dated 9-24-21**

Dear Mr. Cragun,

Based upon the information provided in your submittal received 9-24-21, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

- Too much construction activity happening on site.
- Please complete items listed on Certification letter.
- Add Motorcycle signs.
- Install dumpster.
- Remove construction equipment and debris from site.

Once corrections are complete resubmit

1. The approved and stamped TCL, with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Interim Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG     via: email  
C:     CO Clerk, File

PO Box 1293

Albuquerque

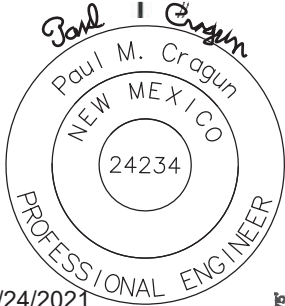
NM 87103

[www.cabq.gov](http://www.cabq.gov)



AS-BUILT

NOTE:  
THESE PLANS HAVE BEEN BUILT  
IN "SUBSTANTIAL COMPLIANCE"  
WITH THE APPROVED TOL PER  
INFORMATION PROVIDED BY THE  
CONTRACTOR



ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

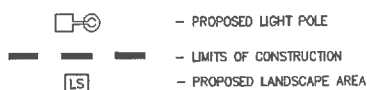
SITE PLAN	
EXISTING ZONING: MX-L/MIXED USE	
LAND USE:	FINANCIAL INSTITUTION
LEASE ACREAGE:	0.726 ACRES (31,628 SF)
BUILDING FOOT PRINT (TOTAL):	±3,361 SQUARE FEET
OPEN SPACE REQUIRED (25% OF LOT ACREAGE):	±7,907 SQUARE FEET
OPEN SPACE PROVIDED:	±7,457 SQUARE FEET (23.6%)
BUILDING COVERAGE:	3,361/31,628: 11.82%
APPROX EX. IMPERVIOUS AREA:	±25,857 SQUARE FEET (81.6%)
APPROX PROPOSED IMPERVIOUS AREA:	±24,171 SQUARE FEET (76.4%)
PARKING REQUIRED (3 PER 1000 SF OF PROPOSED BUILDING):	11 SPACES
PARKING PROVIDED:	35 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	2 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES
REQUIRED STACKING SPACES:	4 SPACES PER ATM
PROVIDED STACKING SPACES:	3 SPACES PER ATM
BICYCLE SPACE: REQUIRED/PROVIDED	4/5 SPACES
MOTORCYCLE SPACE: REQUIRED/PROVIDED	2/2 SPACES



VICINITY MAP

ZONE ATLAS MAP J-18

NTS



INDIAN SCHOOL ROAD NE.  
(VARIABLE WIDTH RIGHT OF WAY)  
4 LANE DIVIDED ROADWAY

TRAFFIC CIRCULATION LAYOUT  
APPROVED

0 10 20  
1" = 10'  
Date: 11/17/21  
Signed: [Signature]

PROPOSED  
1-STORY  
BUILDING  
±3,361 SF

NOTE:  
"LANDSCAPING AND SIGNAGE WILL  
NOT INTERFERE WITH CLEAR  
SIGHT REQUIREMENTS. THEREFORE,  
SIGNS, WALLS, TREES, AND  
SHRUBBERY BETWEEN 3 AND 8  
FEET TALL (AS MEASURED FROM  
THE GUTTER PAN) WILL NOT BE  
ACCEPTABLE IN THE CLEAR SIGHT  
TRIANGLE."

NOTE:  
LIGHT POLES SHOULD NOT BE INSTALLED IN PARKING  
SPACES AND DRIVEWAYS. CONTRACTOR MUST MAKE  
SURE THE LIGHT POLES ARE INSTALLED AWAY FROM  
EXISTING AND PROPOSED UNDERGROUND UTILITIES.

NOTE:  
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH  
SIDEWALK AND CURB & GUTTER PER COA STD DWG 2430 & 2415.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PARKING COUNT

- PROPOSED REINFORCED CONCRETE  
PAVEMENT ON AN AGGREGATE SUBGRADE.  
(REFERENCE GEOTECHNICAL REPORT)
- PROPOSED REINFORCED CONCRETE  
PAVEMENT ON AN AGGREGATE SUBGRADE.  
(REFERENCE GEOTECHNICAL REPORT)
- PROPOSED REINFORCED CONCRETE  
PAVEMENT ON AN AGGREGATE SUBGRADE.  
(REFERENCE GEOTECHNICAL REPORT)
- PROPOSED ASPHALTIC CONCRETE (AC)  
NMDOT TYPE SP-III OR IV OVER 6"  
GRANULATED BASE IN MEDIUM DUTY AREAS  
(REFERENCE GEOTECHNICAL REPORT)

CONSTRUCTION NOTES

- SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
- 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH  
SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF  
DEVELOPMENT PROCESS MANUAL.
- SETBACK TO BE DETERMINED BY AVAILABLE  
RIGHT-OF-WAY. SEE CHAPTER 7 OF  
DEVELOPMENT PROCESS MANUAL. ALSO SEE COA  
STD. DWG. 2414 FOR LANDSCAPE BUFFER.
- SEE DRIVEPAD DETAILS, DWG. 2425A AND  
2425B.
- WALKWAY VARIABLE (4' MINIMUM).
- PROPERTY LINE.
- 1/2" EXPANSION JOINTS WHERE SIDEWALK OR  
DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR  
OTHER IMMOVABLE OBJECTS.
- HEADER CURB OR INTEGRAL CURB AS REQUIRED  
TO MEET GRADE AT BACK OF SIDEWALK. SEE  
STD. DWG. 2415.
- CONSTRUCTION JOINTS.
- FOR CURB ACCESS RAMPS, SEE DWGS. 2440  
THROUGH 2445.
- CHECK DIMENSION FROM BOTH PROPERTY LINE  
AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD  
IS FARTHEST FROM INTERSECTION.
- RAMP AS REQUIRED TO MEET DRIVEPAD GRADE.  
8.3% MAX. SLOPE. 7% PREFERRED SLOPE.
- ADA ACCESSIBLE PATHWAY. 2% MAX.  
CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.

GENERAL NOTES

- DEVIATIONS FROM THESE STANDARDS SHALL BE  
SUBMITTED TO THE CITY ENGINEER AND/OR  
CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR  
TO CONSTRUCTION.
- SUBGRADE UNDER SIDEWALKS AND DRIVEPADS  
SHALL BE COMPACTED IN ACCORDANCE WITH  
SECTION 301.
- FOR SIDEWALKS LESS THAN 60" WIDE ON  
ACCESSIBLE ROUTE, PASSING SPACE AT LEAST  
60" X 60" SHALL BE PROVIDED AT LEAST  
EVERY 200 FT.
- GRATINGS LOCATED IN WALKING SURFACE  
SHALL HAVE SPACES NO GREATER THAN 1/2"  
WIDE IN DIRECTION OF TRAVEL. IF OPENINGS  
ARE ELONGATED, LONG DIMENSION SHALL BE  
PLACED PERPENDICULAR TO DIRECTION OF  
TRAVEL.
- ALONG THE ACCESSIBLE ROUTE, CHANGES IN  
LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED  
WITH A SLOPE NO GREATER THAN 2H:1V.  
CHANGES IN LEVEL GREATER THAN 1/2" REQUIRE  
A RAMP.
- PROVIDE A MINIMUM SIDEWALK WIDTH OF 4'  
AROUND OBSTACLES FOR ADA ACCESS.
- SEE COA STD DWG 2425A AND 2425B FOR  
DRIVEPAD DETAILS.

THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY SURVEX CONSULTING SURVEYORS

BENCHMARK

ALBUQUERQUE MONUMENT "11-G18" N=1498464.315 E=1545105.455 CF=0.999660292 DELTA  
ALPHA = - 0011'00.07" NMSP, CENTRAL ZONE, NAD 27  
ELEVATION=5309.898 NAVD88  
ALBUQUERQUE MONUMENT "20-H18" N=1493154.978 E=1545048.21 CF=0.999661580 DELTA  
ALPHA = - 0011'00.11" NMSP, CENTRAL ZONE, NAD 27  
ELEVATION=5383.222 NAVD88

CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR TO  
CONSTRUCTION. ENGINEER NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.

III CAUTION III

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN  
LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES  
NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE  
RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY  
LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE  
PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER  
OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT  
AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE  
CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR  
OWN EXPENSE.  
CALL: NEW MEXICO ONE CALL • NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

TRAFFIC CIRCULATION PLAN

6670 INDIAN SCHOOL ROAD  
CITY OF ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY

CHASE

PLOT DATE  
07/12/21  
DRAWING SCALE  
1" = 10'  
PROJECT NUMBER  
CDC20013  
SHEET NUMBER

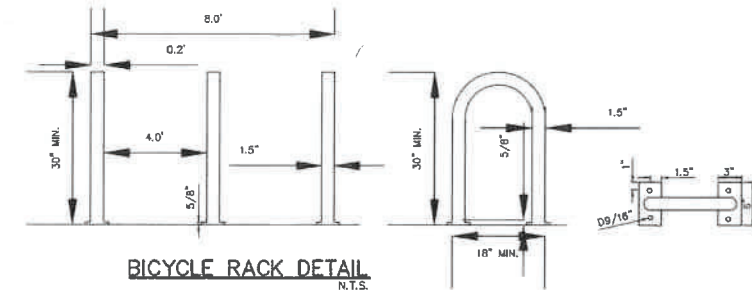
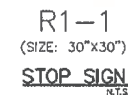
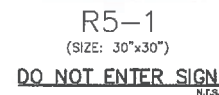
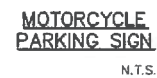
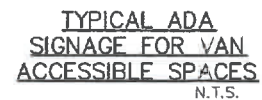
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Cumulus Design  
2080 N. Highway 360, Suite 240  
Grand Prairie, Texas 75050  
Tel. 214.235.0367

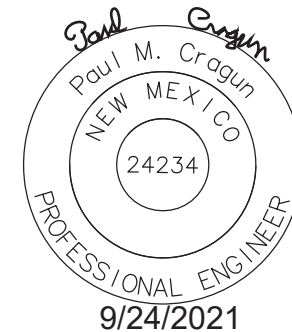
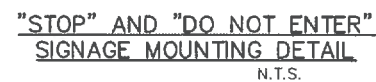
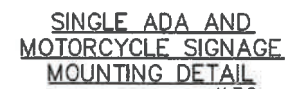
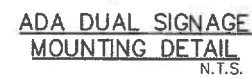


(J18-0001C)





1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



**CALL NM ONE-CALL  
SYSTEM SEVEN (7) DAYS  
PRIOR TO ANY EXCAVATION**

THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY SURVTEK CONSULTING SURVEYORS

 **BENCHMARK**

ALBUQUERQUE MONUMENT "11-G19" N=1498464.315 E=1545105.455 CF=0.999660292 DELTA  
ALPHA = - 00°11'00.07" NMSP, CENTRAL ZONE, NAD 27  
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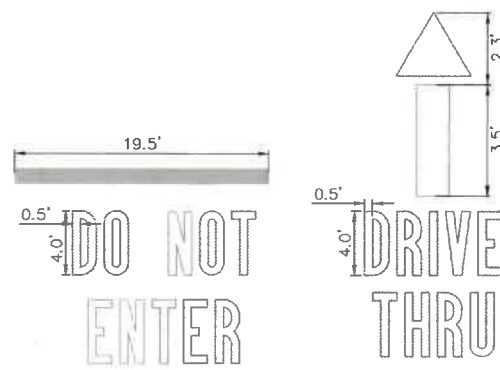
CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR TO CONSTRUCTION. ENGINEER NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.

### III. CAUTION III

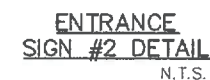
#### UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATIONS OF ALL UTILITIES AND UNDERGROUND FACILITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION, ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.



TEXT DETAILS  
N.T.S.



## TRAFFIC CIRCULATION PLAN

6670 INDIAN SCHOOL ROAD  
CITY OF ALBUQUERQUE NEW MEXICO

BERNALILLO COUNTY



PLOT DATE
07/12/21
DRAWING SCALE

PROJECT NUMBER  
CDC20013

SHEET NUMBER  
C1.03

**Cumulus Design**  
2080 N. Highway 360, Suite 240  
Grand Prairie, Texas 75050  
Tel. 214.235.0367



518-001C



## TRAFFIC CERTIFICATION

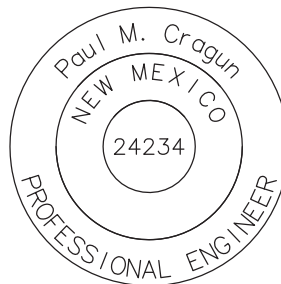
I, Paul Cragun, NMPE OR NMRA 24234, OF THE FIRM Cumulus Design, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 07/2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Paul Cragun OF THE FIRM Cumulus Design. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 09/24/2021 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy.

- Proposed Drive up ATM sign not installed.
- Bike rack was damage during transport. Awaiting on replacement.
- Hand rails not installed. Awaiting on installation.
- One sidewalk panel not complete.
- Section of asphalt pavement along the driveway connecting to Louisiana Blvd not paved. Transition from gutter two-foot wide.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Paul Cragun ENGINEER'S OR ARCHITECT'S STAMP  
Signature of Engineer or Architect

09/24/2021  
Date





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT (\_\_\_\_# OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

**IS THIS A RESUBMITTAL?:** \_\_\_\_\_ Yes \_\_\_\_\_ No

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ DRAINAGE MASTER PLAN
- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- \_\_\_\_\_ ELEVATION CERTIFICATE
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_\_\_ BUILDING PERMIT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY
- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL
- \_\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL
- \_\_\_\_\_ FINAL PLAT APPROVAL
- \_\_\_\_\_ SIA/ RELEASE OF FINANCIAL GUARANTEE
- \_\_\_\_\_ FOUNDATION PERMIT APPROVAL
- \_\_\_\_\_ GRADING PERMIT APPROVAL
- \_\_\_\_\_ SO-19 APPROVAL
- \_\_\_\_\_ PAVING PERMIT APPROVAL
- \_\_\_\_\_ GRADING/ PAD CERTIFICATION
- \_\_\_\_\_ WORK ORDER APPROVAL
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_